



# NORFOLK

## Inter Departmental Memorandum

TO: City Council

THROUGH: Marcus D. Jones, City Manager

FROM: *601* George Homewood, AICP, Director of City Planning *LMH*

COPIES TO: Ronald G. Moore, Sr. Design & Rehabilitation Consultant

SUBJECT: Non Standard Lot Certificate – 147 Seekel Street

DATE: September 15, 2015

Attached is a Certificate for a Nonstandard Lot authorizing development of a nonstandard lot consistent with the process authorized by Council in 2009. The approved design has been determined to be consistent with the character of the neighborhood in which it will be located.

Council requested this information be provided whenever development of a nonstandard lot has been authorized at the time the new ordinance was adopted.

### Property Information

<b>Location:</b>	147 Seekel Street	<b>Neighborhood:</b>	Bollingtonbrook
<b>Zoning:</b>	R-8	<b>Standard Lot Size:</b>	50 Ft. x 100 Ft.
<b>House Type:</b>	1.5 Story Single Family	<b>Proposed Lot Size:</b>	25 Ft. x 130 Ft.
<b>House Size: (Width x Depth)</b>	18.83 Ft. x 49.83 Ft.	<b>Square Footage:</b>	1424 Sq. Ft.

A copy of the Survey and the Front Elevation is included for your review.

For more information, please contact George Homewood, Planning Director at 664-4747 or Ronald Moore, Sr. Design & Rehabilitation Consultant at 664-6778.



## Department of Planning and Community Development Zoning Certification for Non-Standard Lots

### Applicant Information

<b>Applicant Name:</b>	Vision, Inc.	<b>Date of Application:</b>	December 15, 2014
<b>Mailing Address:</b>	2622 Southern Boulevard #100		
<b>City, State, Zip Code:</b>	Virginia Beach, VA 23452		
<b>Phone Number:</b>	757-761-4909	<b>E-Mail:</b>	

### Property Information

<b>Location:</b>	147 Seekel Street	<b>Neighborhood:</b>	Bollingbrook
<b>Zoning:</b>	R-8	<b>Standard Lot Size:</b>	50 Feet x 100 Feet
<b>House Type:</b>	1.5 Story Single Family	<b>Proposed Lot Size:</b>	25 Feet X 130 Feet
<b>Proposed House Size:</b>	18.10 Feet x 49.83 Feet	<b>Square Footage:</b>	1424 SF

The proposed building plans and elevations for development of the site at 147 Seekel Street and located in the Bollingbrook neighborhood in Norfolk, Virginia have been determined to be in keeping with the character of the neighborhood using the standards established by City Council in Section 4-0.15 of the Zoning Ordinance, which include but are not limited to location and placement of windows, doors, roof(s), porch(es), columns, driveways, garage(s), and building height.

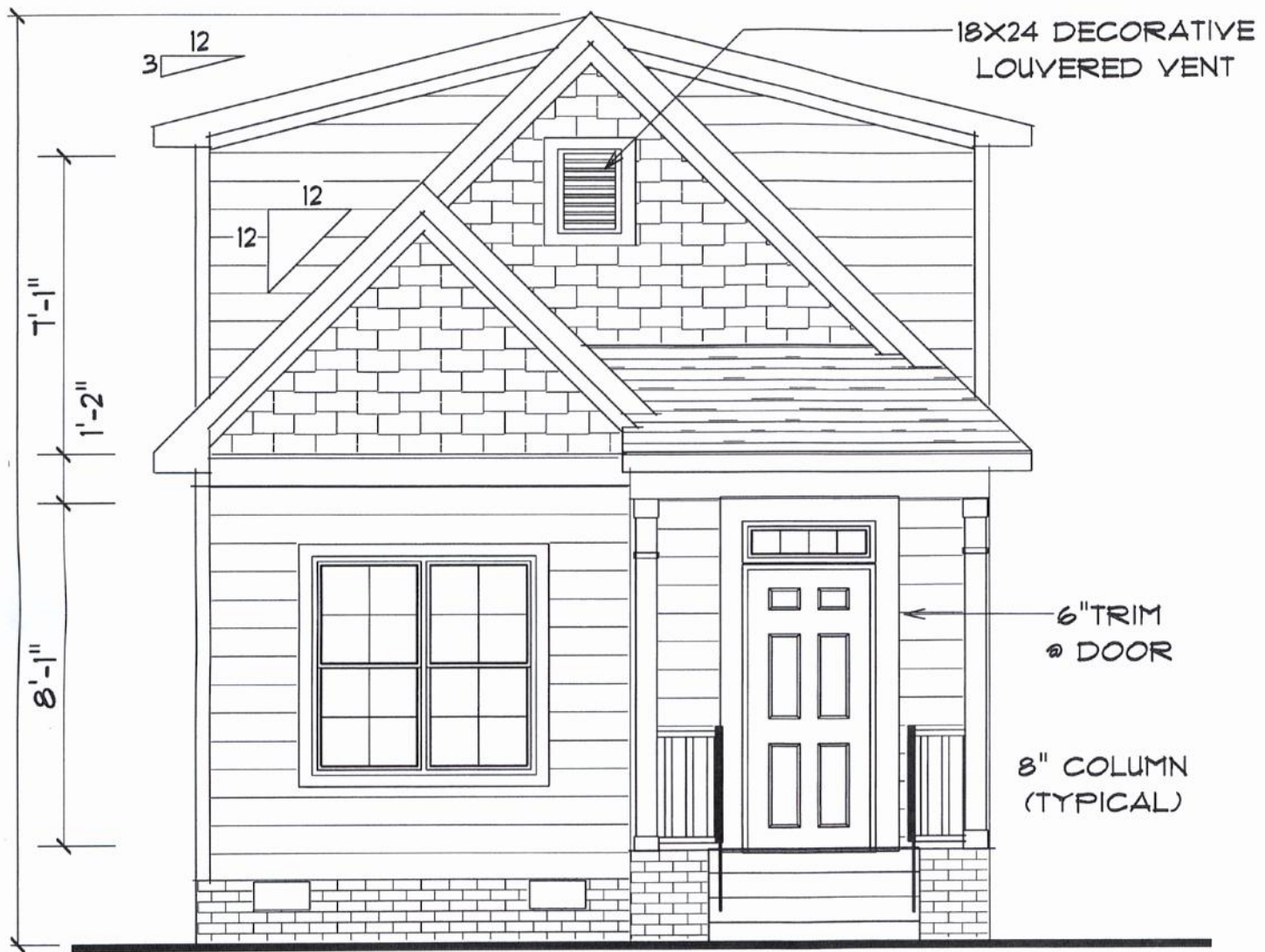
Please submit three sets of final plans and elevations to the Department of Planning and Community Development to be stamped "approved". After plans have been stamped, two sets of the approved plans will need to be presented to the Building Safety Division for consistency with Building Code requirements and for issuance of the required building permits.

*George M. Newcomb*  
George Homewood, AICP, Director  
City Planning

BC: City Manager's Office  
Planning Director  
Program Manager  
Building Official

September 4, 2015  
Date



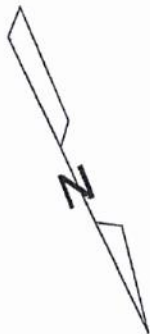
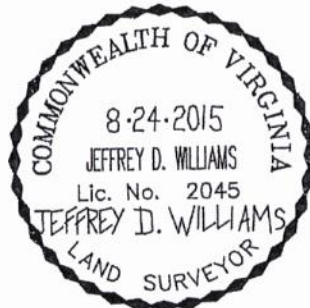


## FRONT ELEVATION

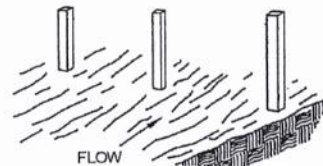
RAILINGS SHALL BE  
APPROVED ARCHITECTURAL  
DESIGN FROM PORTSMOUTH LUMBER

THIS TOPOGRAPHIC SURVEY OF LOT 24, BLOCK 7, BOLLINGBROOK WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF JEFFREY D. WILLIAMS, JOHN E. SIRINE AND ASSOCIATES, LTD. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON AUGUST 24, 2015; AND THAT THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

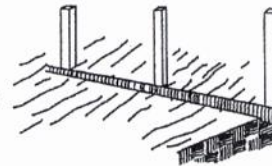
SIGNED: JEFFREY D. WILLIAMS  
JEFFREY D. WILLIAMS, L.S. 2045



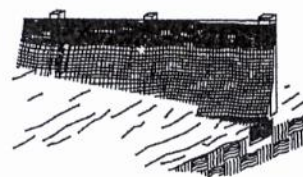
1. SET THE STAKES



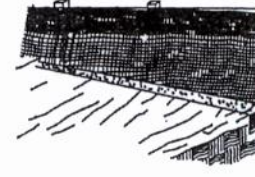
2. EXCAVATE A 4" X 4" TRENCH UPSLOPE ALONG THE LINE OF STAKES.



3. STAPLE FILTER MATERIAL TO STAKES AND EXTEND IT INTO THE TRENCH.



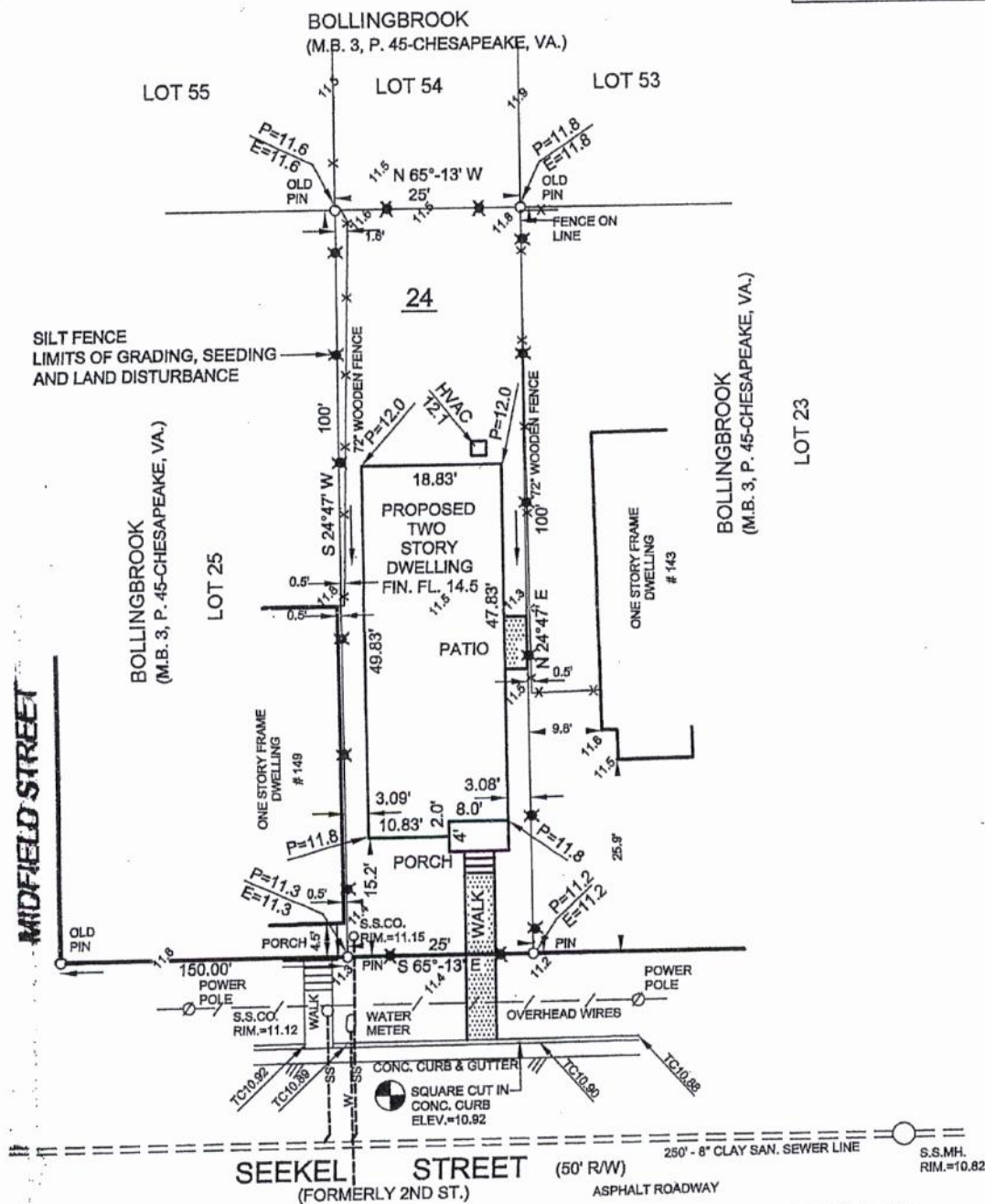
4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



CONSTRUCTION OF A FILTER BARRIER (SILT FENCE)

#### NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE CLIENT/BUILDER TO VERIFY THAT THE BUILDING PLAN DIMENSIONS ARE IN AGREEMENT WITH THIS SITE PLAN. IT SHALL ALSO BE THE CLIENT/BUILDER RESPONSIBILITY TO NOTIFY THE SURVEY OF ANY EASEMENT NOT SHOWN ON THE RECORDED PLAT.
- THE BUILDER SHALL VERIFY LOCATION OF CATCH BASIN, STREET LIGHT AND OTHER EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CITY SEWER AND WATER AVAILABLE.
- ELEV. BASED ON NORFOLK CITY DATUM NAVD '88(92) (CITY OF NORFOLK 2000) GPS 089 (ELEV.=10.59) UTILIZED
- PROPERTY IS ZONED R 8 (RESIDENTIAL)
- THIS SITE PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY OR MAY NOT SHOW ALL MATTERS OF TITLE AFFECTING PROPERTY SHOWN HEREON.
- LOT AREA = 2500 SQ. FT. / 0.057 ACRE  
TOTAL PROPOSED IMPERVIOUS SURFACE AREA = 1010 SQ. FT.  
PERCENT PROPOSED IMPERVIOUS SURFACE AREA = 40.4%
- UNDERGROUND UTILITY LINES SHOWN ON THIS DRAWING BASED UPON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER ASSUMES NO RESPONSIBILITY LOCATION, EITHER HORIZONTALLY OR VERTICALLY, OF ANY EXISTING UTILITY (PUBLIC OR PRIVATE) IN THE CONSTRUCTION AREA WHETHER SHOWN OR NOT SHOWN ON THIS DRAWING. CONTACT "MISS UTILITY" AT (811), 48 HOURS IN ADVANCE EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS/HER EXPENSE, ANY EXISTING UTILITY DAMAGED DURING CONSTRUCTION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL ACT.
- ANY AND ALL MATERIAL OR DEBRIS TRACKED ONTO A PUBLIC ROAD SURFACE WILL BE REMOVED AT THE END OF THE DAY. SEDIMENT WILL BE REMOVED FROM ROADS BY SHOVELING AND BE TRANSPORTED TO A SEDIMENT CONTROLLED DISPOSAL SITE.
- ALL EXCAVATION MATERIAL FROM CONSTRUCTION SHALL BE REMOVED IN A LAWFUL MANNER.
- MINIMIZE LAND DISTURBANCE.
- GPIN 1439365689  
ADDRESS: 147 SEEKEL STREET
- PROPERTY APPEARS TO FALL WITHIN ZONE X (UNSHADE) DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FOR THE CITY OF NORFOLK  
DATED SEPT. 2, 2009 MAP NUMBER 510140095F



#### LEGEND:

- 1. E = EXISTING GRADE
- P = PROPOSED GRADE
- (CE) = CONSTRUCTION EASEMENT
- (TP) = TREE PROTECTION
- (SF) = SILT FENCE